

**Attached Single**Status: **NEW**Area: **8024**MLS #: **09957695**List Date: **05/21/2018**List Dt Rec: **05/21/2018**List Price: **\$499,900**Orig List Price: **\$499,900**

Sold Price:

SP Incl: **Yes**

Parking:

Address: **2726 W Cortez St Unit 1, Chicago, IL 60622**Directions: **TAKE CHICAGO AVE TO CALIFORNIA. RIGHT ON CORTEZ TO PROPERTY. MUST TAKE CALIFORNIA, CUL-DE-SAC STREET**

Sold by:

Closed:

Off Mkt:

Year Built: **2008**Dimensions: **COMMON**Ownership: **Condo**Corp Limits: **Chicago**Coordinates: **N:1050****W:2726**Rooms: **8**Bedrooms: **4**Basement: **Full**Waterfront: **No**Total Units: **3**# Stories: **3**% Own. Occ.: **100**

Utility Costs:

Contract:

Financing:

Blt Before 78: **No**Subdivision: **Ukrainian****Village**Township: **North Chicago**Bathrooms: **3/0**

(Full/Half):

Master Bath: **Full**Bsmnt. Bath: **Yes**Appx SF: **2500**

Bldg. Assess. SF:

Unit Floor Lvl.: **1**

% Cmn. Own.:

Lst. Mkt. Time: **1**

Concessions:

Contingency:

Curr. Leased: **No**

Model:

County: **Cook**# Fireplaces: **0**Parking: **Garage**# Spaces: **Gar:1**Parking Incl: **Yes**

In Price:

SF Source: **Other**

# Days for

Bd Apprvl: **0**

Fees/Approvals:

Remarks: **Large 4 bedroom/3 bathroom duplex down in West Town! Open floor plan on the first floor features a spacious kitchen with stainless steel appliances, 42" custom cabinets and bonus pantry. The master suite includes a large built-outs, walk-in closet and Jacuzzi tub with separate glass enclosed shower. Lower level is awesome for entertaining with an oversized wet bar and wine fridge. Interior features include wide plank hardwood floors, tons of storage, beautifully rehabbed bathrooms, high ceilings throughout the unit, lower level laundry room and multiple outdoor areas, including private roof top deck over the garage with a custom pergola. The home is situated on a cul-de-sac street that is in walking distance to restaurants and businesses going in on California and Division.**

**School Data**Elementary: **(299)**Junior High: **(299)**High School: **(299)****Assessments**Amount: **\$215**Frequency: **Not Applicable**Special Assessments: **No**Special Service Area: **No**Master Association: **No****Tax**Amount: **\$6,145**PIN: **16014080551001 /****Mult PINs:**Tax Year: **2016**Tax Exmps: **None**

Coop Tax Deduction:

Tax Deduction Year:

**Pet Information**Pets Allowed: **Cats OK, Dogs OK**Max Pet Weight: **999****Square Footage Comments:**

<b>Room Name</b>	<b>Size</b>	<b>Level</b>	<b>Flooring</b>	<b>Win Trmt</b>	<b>Room Name</b>	<b>Size</b>	<b>Level</b>	<b>Flooring</b>	<b>Win Trmt</b>
Living Room	14X20	Main Level	Hardwood		Master Bedroom	14X12	Main Level	Hardwood	
Dining Room	COMBO	Main Level	Hardwood		2nd Bedroom	15X09	Main Level	Hardwood	
Kitchen	10X10	Main Level	Hardwood		3rd Bedroom	11X12	Lower	Carpet	
Family Room	14X30	Lower	Carpet		4th Bedroom	14X10	Lower	Carpet	
Laundry Room					Deck	20X20	Main Level	Other	None

Interior Property Features: **Bar-Wet, Hardwood Floors, 1st Floor Bedroom, 1st Floor Laundry, Laundry Hook-Up in Unit, Storage**Exterior Property Features: **Deck, Patio, Roof Deck**Age: **6-10 Years, Rehab in 2012**Type: **1/2 Duplex, Condo-Duplex**Exposure: **S (South)**Exterior: **Brick, Block**Air Cond: **Central Air**Heating: **Gas, Forced Air**

Kitchen:

Appliances:

Dining:

Bath Amn: **Whirlpool, Separate Shower, Double Sink, Full Body Spray Shower**

Fireplace Details:

Fireplace Location:

Electricity: **Circuit Breakers, 100 Amp Service**Equipment: **Humidifier**Additional Rooms: **Deck**Garage Ownership: **Owned**Garage On Site: **Yes**Garage Type: **Detached**Garage Details: **Garage Door Opener(s)**

Parking Ownership:

Parking On Site:

Parking Details:

Parking Fee (High/Low): **/**Driveway: **Asphalt**Basement Details: **Finished**

Foundation:

Exst Bas/Fnd:

Roof: **Rubber**Disability Access: **No**

Disability Details:

Lot Desc:

Sewer: **Overhead Sewers**Water: **Lake Michigan**

Const Opts:

General Info: **None**Amenities: **Storage, Sidewalks**Asmt Incl: **Parking, Common Insurance,****Scavenger**

HERS Index Score:

Green Disc:

Green Rating Source:

Green Feats:

Sale Terms:

Possession: **Closing**

Est Occp Date:

Management: **Self-Management**

Agent Remarks: **Unit's SQFT is quoted from original developer, agents don't represent exact accuracy of this number. Most of the furniture can be purchased from the current owner.**

Internet Listing: **Yes**VOW AVM: **No**Listing Type: **Exclusive Right to Sell**Coop Comp: **2.5% - \$325 (ON NET SP)****(on Net SP)**Showing Inst: **Please use showing assist**Mgmt. Co: **SELF-MANAGED**Owner: **OOR**Broker: **Coldwell Banker Residential****(10115)**List Agent: **Garrett Luehrs (880878)**

Co-lister:

Remarks on Internet?: **Yes**VOW Comments/Reviews: **No**Holds Earnest Money: **Yes**Additional Sales Information: **None**

Cont. to Show?:

Contact Name: .

Ph #:

Ph #: **(312) 266-7000**Ph #: **(847) 209-0869**

Ph #:

Addr on Internet?: **Yes**Lock Box: **None**Special Comp Info: **None**

Agent Notices:

Expiration Date: **08/21/2018**Phone: **(000) 000-0000**Agent Owned/Interest: **No**

Team:

Email: **garrett.luehrs@cbexchange.com**

More Agent Contact Info:

Owner Can Rent: